

Cultural Resource Management Memo for the Lick Run Wet Weather Strategy: South Fairmount Corridor Master Plan

8 August 2012

1.0 Cultural Resource Management Activities to Date

- MSD has taken actions to initiate the cultural resource review process consistent with regulatory standards
- MSD has completed identification and evaluation of architectural resources within the Area of Potential Effect (APE), and coordinated that report with the Ohio Historic Preservation Office (OHPO)
- MSD has engaged stakeholders and initiated public involvement
- MSD has organized public workshops to provide public with opportunity to examine results of its effort to identify historic properties, evaluate their significance and assess project effect

2.0 Lead Agency for Section 106 Review

- Huntington District Corps of Engineers: November 2011 meeting, 14 related but independent projects rather than a single integrated project – COE minimal jurisdiction and not lead for Section 106
- Ohio EPA: 6 March 2012 correspondence indicating that project not currently nominated for funding under the State Revolving Fund (SRF), therefore no OEPA role in Section 106
- Housing and Urban Development: June 2012 correspondence states that only property acquisition funded by HUD meets their lead agency status
- Plan: MSD will approach their cultural resource management interests using BMP as alternative to mandatory legislated standards
- Future: Should the project be nominated for funding under SRF, or once project reaches construction associated federal funding will drive Section 106 review at that time

3.0 BMP Guiding Principles

- MSDGC's Best Practice for Management of Cultural Resources considers the effects of its projects on historic properties.
- The BMP encourages, but does not mandate, preservation because sometimes there is no way for a public benefit project to proceed without harming historic properties. The BMP does ensure that preservation values are factored into planning and construction decisions.
- MSDGC assumes responsibility for the consequences of the projects it carries out and is publicly accountable for its decisions.
- Additionally, the BMP requires that MSDGC provide project stakeholders an opportunity to comment on such projects prior to MSDGC's decision on them.

PLAN ELEMENT	BMP PLAN	STATUS
Identify Stakeholders and Involve the Public	Engage stakeholders and initiate public involvement to ensure that MSD has the input of those who have significant interests in historic preservation issues.	MSD has engaged stakeholders and initiated public involvement: • City of Cincinnati • MSDGC • South Fairmont Community Council • Cincinnati Preservation Association • Knox Hill Preservation Association (invitation not accepted, 30 May 11) • Communities of the Future Advisory Committee (inform and influence committee) • San Antonio Church • Public Workshop #1 – completed • Public Workshop #2 – completed • Public Workshop #3 – Completed • Ohio Historic Preservation Office – a complimentary copy of survey and evaluation report was provided on June 28, 2012

LRWWS Cultural Resource Management Plan

Define the Area of Potential Effect	Define Areas of Potential Effects (APE) for the 14 projects included in the LRWWS where the project may directly or indirectly affect historic properties. APE defined in consultation with CPA and CFAC and input from OHPO.	The APE for the conveyance corridor has been defined, comprised of the street-face corridor between Queen City and Westwood avenues. The boundary of this APE was tested during Public Workshop #1, the public had an opportunity to comment on areas of local significance. The APE for other project elements shall be completed upon project impact definition. The APE for archaeological resources needs to be defined once specific sub-surface construction impact limits have been set.
Develop Historic Context	Develop comprehensive historic context to support identification and evaluation of archaeological and architectural resources, and inform community design and interpretation elements of the Master Plan.	Comprehensive historic context completed for history/architecture within the conveyance corridor project segment. Historic context is being used to inform community design and interpretation elements of the Master Plan. A comprehensive historic context needs to be developed for archaeological resources within the APE. Historical research, commensurate with the scale of the undertaking and where historic resources may be directly affected by the project, will be completed for the other subprojects outside of the scope of the valley conveyance system.
Identify and Evaluate Cultural Resources	Implement appropriate measures to identify and evaluate historic properties within the APE. All archaeological and architectural identification and evaluations will be conducted in a manner consistent with OHPO Guidelines (1994) and the Secretary of the Interior's Standards and	Identification and evaluation of architectural resources has been completed within the conveyance corridor APE. The report of findings has been shared with CPA. Courtesy copy of report has been submitted to OHPO. Architectural resources within the APE of the other subprojects outside of the scope of the valley conveyance system. LRWWS project elements will be identified and evaluated, as appropriate. Archeological resource identification will be tailored to discreet construction phase footprint as appropriate taking into account the findings

LRWWS Cultural Resource Management Plan

	Guidelines for Identification and Evaluation (48 FR 44720-23). Share results of identification efforts with OHPO and stakeholders.	of the historic context (including assessment of previous disturbance).
Confirm Historic Properties Affected	Evaluate the historical significance and NRHP-eligibility of cultural resources within the APE by applying the National Register criteria in consultation with CPA, and CFAC as appropriate. Thirty-two properties either listed on or recommended as meeting NRHP criteria. Fifteen additional properties of local interest identified in the study area.	MSDGC will consult with stakeholders to confirm MSDGC's identification of NRHP properties and properties of local interest.
Assess Project Effects	Determine if and how project alternatives affect historic properties For properties that MSD concludes are: 1) not NRHP eligible; or 2) are listed or found to be eligible for listing but will not be adversely affected, MSD will document its determination of "No Historic Properties Affected" or "No Adverse Effect". Consult directly with CFAC and CPA where no adverse effects to historic properties can be achieved conditionally. The conclusions of such negotiations shall be provided in a file report to OHPO. Take into account the magnitude of the project's effects upon a historic property in assessing adverse effect.	MSD will mothball acquired properties that meet criteria for NHP listing or were identified in the community design workshop held August 2011. Following input from stakeholders on the BMP approach, MSD will move forward with demolition and deconstruction of properties that do not meet eligibility criteria or community interest from August 2011 Community Design Workshop. Stakeholder meeting set for 10 August 2012 to review BMP approach and assess project effects.

LRWWS Cultural Resource Management Plan

	Prepare affects documentation in consultations with CFAC and CPA. OHPO will be given an opportunity to comment.	
Treatment of Architectural Resources	In consultation with project partners, develop plans to mitigate project impacts on historic properties through treatment/documentation, avoidance, project minimization or other appropriate mitigation. Document the mitigation plan in a Memorandum of Understanding between MSD, project partners and OHPO. Stakeholders may be invited signatories to the agreement.	Treatment plan is in development which will designate appropriate mitigation for NRHP properties (e.g., adaptive reuse, moving, project minimization/avoidance, documentation) and for properties of local interest (e.g., documentation, deconstruction).
Treatment of Archaeological Resources		A treatment plan for archaeological resources will be developed once Construction limits are set.

The table below lists the resources recommended eligible for and already listed in the National Register of Historic Places (NRHP), as well as those resources identified by participants in the Lick Run Community Design Workshop #1 on August 11, 2011 as buildings of Community Interest. Resources identified at the workshop that are less than 50 years old or are outside the area of potential effects are not included in this table. The potential effects of the project on each of these resources is noted in the Potentially Impacted or Avoided column.

Resources Recommended for Inclusion in the NRHP and Resources Identified as having Community Interest				
Resource Name/Number	Address	Summary of NRHP Eligibility Criteria/Community Interest	Potentially Impacted or Avoided	Photo
Immanuel Evangelical Church	1520 Queen City Avenue	The building is an excellent example of the Gothic Revival Style as applied to a church, and is a rare example in the area. Generally, religious properties are not eligible for inclusion in the NRHP unless they derive primary significance from architectural or artistic distinction or historical importance. This resource meets this Criteria Consideration as a religious property deriving primary significance from architectural or artistic distinction. For this reason, the Immanuel Evangelical Church is recommended eligible for the NRHP under Criterion C, and Criteria Consideration A. One (1) person in the workshop identified this building as being important to the community.	Avoided	
Western Hills Pumping Station/ HAM-7876-23	1650 Queen City Avenue	The building was designed in 1937 by the Steinkamp & Brothers. It was funded by a Public Works Administration grant in 1936 to replace the obsolete steam-powered pumping station next door to the current building. The Pumping Station is recommended eligible for listing in the NRHP under Criterion A for its association with New Deal public works projects of the 1930s, and the expansion of public services in Cincinnati in that time period. The resource is also recommended as eligible under Criterion C for its high-style Art Deco Style architecture applied to a functional public building. Five (5) people in the workshop identified this building as being important to the community.	Avoided	
HAM-3111-23	1726-1728 Queen City Avenue	This resource is the best example of high-style Second Empire Style architecture in the area and retains a high degree of integrity. Furthermore, the style is unusually applied to a duplex. The resource is recommended eligible for listing in the NRHP under Criterion C for architecture.	Avoided	
Intact Streetscape	North Side of Queen City Avenue, bound by Wickham Place	These resources comprise of a mostly intact streetscape on the north side of Queen City Avenue from 1666-1776 Queen City Avenue. However, these buildings, except 1726-1728 Queen City Avenue, have lost historic integrity and therefore, are not eligible for inclusion in the NRHP as a historic district or as individual resources. One (1) person in the workshop identified these buildings as being important to the community.	Avoided	
HAM-3112-23	1783 Queen City Avenue	This building is the best example in the area of the Queen Anne Style as applied to a mixed-use commercial building. The application is fairly rare in the area, with only a select few other examples, all with less historic integrity. Consequently, it is recommended as eligible for the NRHP under Criterion C.	Impacted	

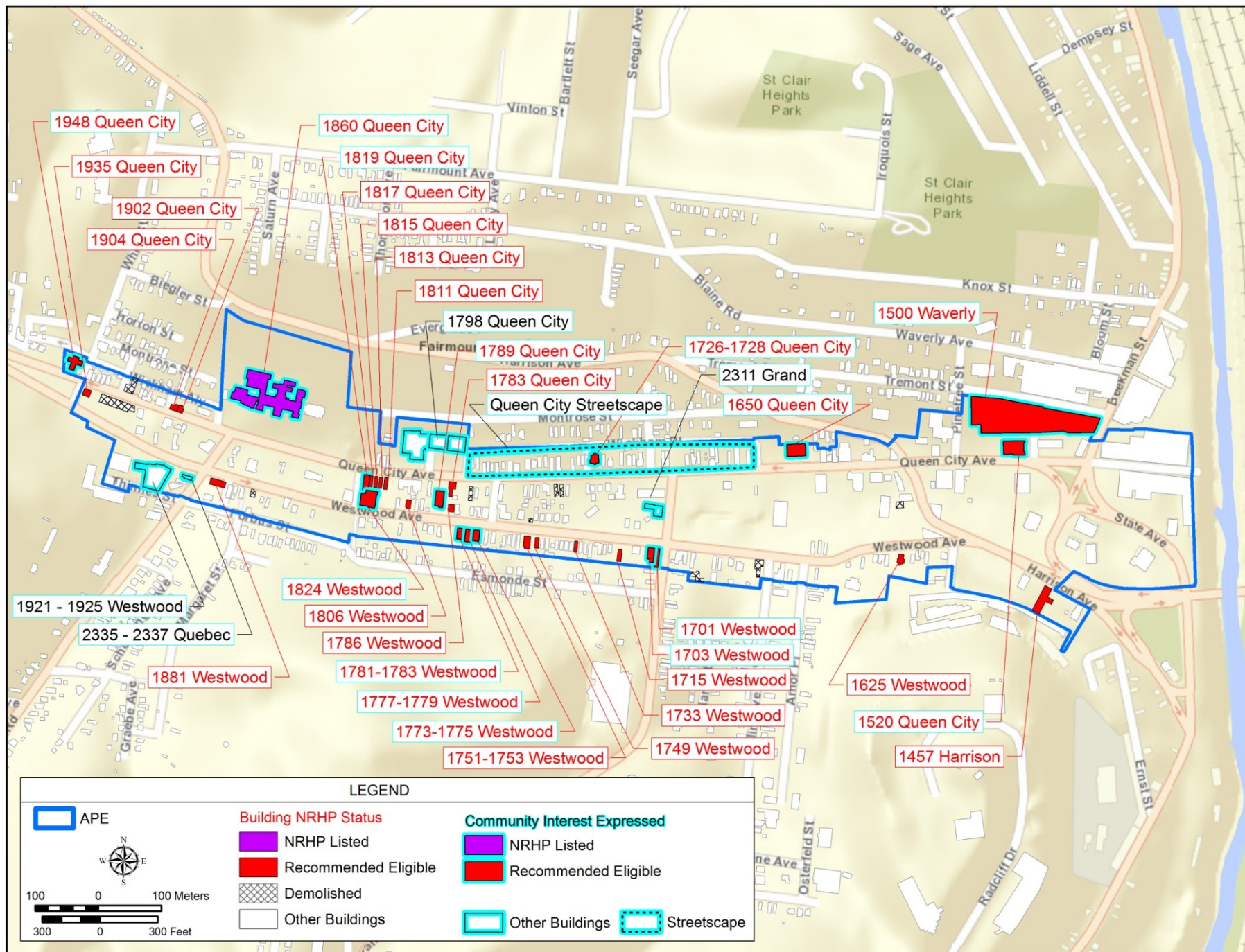
Former St. Francis Sisters' House	1789 Queen City Avenue	As the former convent for St. Bonaventure, a significant institution within the community of South Faimount, and as one of the few remaining buildings associated with that parish, this building is recommended eligible for inclusion in the NRHP under Criterion A. One (1) person in the workshop identified this building as being important to the community.	Impacted	
Orion Academy/ HAM-7875-23	1798 Queen City Avenue	Most of the buildings in this complex are less than 50 years old; however, it does include the former St. Bonaventure School building. The school was associated with the St. Bonaventure Church complex, a significant place in South Faimount. However, additions and alterations to the building no longer convey its historical use, and therefore the resource is not eligible for inclusion in the NRHP. Four (4) people in the workshop identified the building as being important to the community.	Avoided	
Queen City Avenue Cluster	1811 Queen City Avenue	The buildings at 1811, 1813, 1815, and 1817 Queen City Avenue are good examples of late-nineteenth century Queen Anne and Second Empire Styles. The buildings have lost integrity of materials due to the application of replacement sash, but are otherwise intact. The buildings suggest the appearance of the streetscape as it appeared during South Faimount's development, before the area's decline and eventual loss of approximately half of the community's historic fabric. As a collection of buildings constructed at the same date, by the same developer, which retain considerable historic integrity and provide the feeling of the historic community, the buildings are recommended eligible for inclusion in the NRHP under Criterion C.	Avoided	
Queen City Avenue Cluster	1813 Queen City Avenue		Avoided	
Queen City Avenue Cluster	1815 Queen City Avenue		Avoided	
Queen City Avenue Cluster	1817 Queen City Avenue		Avoided	

St. Francis Hospital/ NR 84003714	1860 Queen City Avenue	The St. Francis Hospital was listed in the NRHP in 1984 under Criteria A and C. Field survey verified that the building retains the qualities which make it eligible for the NRHP, and the listing remains appropriate. Fourteen (14) people in the workshop identified this building as being important to the community.	Avoided	
N/A	1902 Queen City Avenue	This building is an early example of urban multi-family housing in Cincinnati. This tenement building was constructed to house its owners and workers, who were moving into the area to work in the nearby industries. Therefore, the building is recommended eligible under Criterion A for its association with the development of worker housing in South Faimount.	Avoided	
N/A	1904 Queen City Avenue	This building, like 1902 Queen City Avenue, is an early example of urban multi-family housing in Cincinnati. The building was constructed to house its owners and other workers, who were moving into the area to work in the nearby industries. Therefore, the building is recommended eligible under Criterion A for its association with the development of worker housing in South Faimount.	Avoided	
N/A	1935 Queen City Avenue	This former blacksmith shop at 1935 Queen City Avenue is one of the oldest extant buildings in the area. The building was constructed using stone gathered from Lick Run Creek, like other early stone buildings in the area. Furthermore, the building provides a rare example of a mid-nineteenth century blacksmith shop that retains much of its historic integrity. As an early surviving blacksmith shop built with indigenous materials, the building is recommended as eligible for inclusion in the National Register of Historic Places under Criterion C. DEMOLISHED 2012	N/A	
San Antonio Church	1948 Queen City Avenue	San Antonio Church played a significant role in the lives of Italian immigrants to South Faimount throughout the early- to mid-twentieth century and was an important cultural institution that helped to assimilate recent Italian immigrants into society. Generally, religious properties are not eligible for inclusion in the NRHP unless they derive primary significance from architectural or artistic distinction or historical importance. This resource meets Criteria Consideration A as a religious property deriving primary significance from historical importance. For this reason, the San Antonio Church is recommended eligible for the NRHP under Criterion A, and Criteria Consideration A. Thirteen (13) people in the workshop identified this building as being important to the community.	Avoided	
N/A	1625 Westwood Avenue	This resource is a good example of an Italianate Style house, and as one of the larger houses in the area, it provides a unique example of a nineteenth century, middle or upper-middle income house in South Faimount. Embodying distinguishing characteristics of Italianate Style architecture while retaining excellent integrity, the house is recommended eligible under National Register of Historic Places Criterion C.	Avoided	

Dean's Grocery	1701-1703 Westwood Avenue	This building is the best, and one of the earliest examples in the area of a mixed-use Italianate building with a mostly intact storefront. It retains all aspects of integrity and is recommended eligible for listing in the NRHP under Criterion C. Two (2) people in the workshop identified this building as being important to the community.	Avoided	
Montgomery House/ HAM-3126-23	1715 Westwood Avenue	This building is one of the best examples of the Second Empire Style with Queen Anne detailing in the area. It is largely intact, with only replacement windows and doors detracting from its original appearance. The building retains all aspects of integrity and is recommended eligible for listing in the NRHP under Criterion C for architecture.	Avoided	
Evans House/ HAM-3127-23	1733 Westwood Avenue	This resource is one of the better examples of high-style Second Empire architecture in the area. Embodying distinguishing characteristics of Second Empire Style architecture, the resource is recommended eligible for listing in the NRHP under Criterion C for architecture.	Avoided	
N/A	1749 Westwood Avenue	This resource is the only example of Stick Style architecture in the area. Embodying distinguishing characteristics of Stick Style architecture and retaining excellent integrity, the resource is recommended eligible for listing in the NRHP under Criterion C for architecture.	Avoided	
Kissling House/ HAM-3129-23	1751-1753 Westwood Avenue	This building retains all aspects of integrity and is an excellent and rare example in the area of the Second Empire Style applied to a large apartment building. Consequently, the resource is recommended eligible for the NRHP under Criterion C for architecture.	Avoided	
Westwood Avenue Cluster	1773 Westwood Avenue	The buildings at 1773-1783 Westwood Avenue are associated with the population increase in the area during the 1880s. Due to the increase, new housing was erected to meet the demands. As examples of a significant period in South Fairmount's history, these buildings are recommended eligible under NRHP Criterion A. As good examples of the Italianate Style as applied to working class housing, the buildings are also recommended eligible under NRHP Criterion C. One (1) person in the workshop identified these buildings as being important to the community.	Avoided	
Westwood Avenue Cluster	1775 Westwood Avenue		Avoided	

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Westwood Avenue Cluster	1779 Westwood Avenue		Avoided	
Westwood Avenue Cluster	1781 Westwood Avenue		Avoided	
Westwood Avenue Cluster	1783 Westwood Avenue		Avoided	
Oswald House/ HAM-3130-23	1786 Westwood Avenue	The house exhibits the characteristics of the Queen Anne Style and retains historic integrity. The resource is unique in that it is one of the largest single-family dwellings in the South Fairmount area and does not fit with typical, small urban residences. As one of the few Queen Anne Style single-family dwellings in the area, the house is the best example of the style. As a rare example of a large Queen Anne-style residence that retains historic integrity, the building is eligible under NRHP Criterion C for architecture.	Impacted	
N/A	1806 Westwood Avenue	The building is an excellent example of the American Foursquare house type and retains historic integrity. This house type is not common in the South Fairmount area. As an excellent example of an uncommon house type, the building is eligible for inclusion in the NRHP under Criterion C.	Impacted	
Vitt & Stermer Funeral Home and Garage/ HAM-3113-23	1824 Westwood Avenue	The Vitt & Stermer Funeral Home was the first building in Cincinnati constructed exclusively for funeral services, as most services prior to the early-twentieth century were held in private residences. The company purchased the property in 1908 and constructed the building in 1909. As the first example of the modern funeral home in Cincinnati, the resource is eligible for inclusion in the NRHP under Criterion A. The buildings are excellent examples of the Mission and Art Deco styles. Both architectural styles that retain historic integrity are uncommon in the Cincinnati area. Both buildings are, therefore, also recommended eligible for inclusion in the NRHP under Criterion C. Five (5) people in the workshop identified these buildings as being important to the community.	Funeral Home Building Impacted Funeral Home Garage Avoided	 

HAM-3132-23	1881 Westwood Avenue	The building is an excellent example of the Italianate Style applied to a large commercial building. It is a rare example in the area of such an application on a large scale. The building retains all aspects of integrity and is recommended eligible for listing in the NRHP under Criterion C.	Avoided	
Fairmount Brewing Co. /HAM-7872-23	1921-1925 Westwood Avenue	As an incomplete example of a former small-scale brewery that has lost historic integrity, the complex is not eligible for inclusion under NRHP. One (1) person in the workshop identified the building as being important to the community.	Avoided	
Lunkenheimer Co./ HAM-7873-23	1500 Waverly Avenue	For much of the twentieth century, Lunkenheimer served as one of the most important employers in the area, and, as one of the largest manufacturers of valves and lubricators in the world, Lunkenheimer comprised one of the more significant industries in Cincinnati. A major contributor to the economic growth and development of South Fairmount, the Lunkenheimer factory complex is recommended eligible for inclusion in the NRHP under Criterion A. As an excellent example of an early twentieth century factory complex that includes innovative construction techniques, including the early use of cast concrete construction, the Lunkenheimer factory complex is also recommended eligible for inclusion in the NRHP under Criterion C. Eight (8) people at the workshop identified the building as being important to the community.	Avoided	
Corcoran & Harnist	1457 Harrison Avenue	The building is recommended eligible under Criterion C as a good example of an early twentieth century feed mill that retains its original workmanship, design, feeling, and much of its original materials.	Avoided	
Former Niehoff Dairy	2311 Grand Avenue	The building was part of the Niehoff Dairy from ca. 1931-1955. As a utilitarian building that has lost historic integrity, the building is not eligible for inclusion in the NRHP. One (1) person in the workshop identified the building as being important to the community.	Impacted	
Buck's Bar & Deli	2335-2337 Quebec Road	As a common building style that has lost historic integrity, the building is not eligible for inclusion in the NRHP. One (1) person in the workshop identified the building as being important to the community.	Avoided	



- Property-specific documentation (photos, additional historical research, oral histories)
- Moving and re-establishing buildings (requires reuse plan)
- Preparation of NR nomination for San Antonio Church
- Video history of South Fairmont (incorporate historic images and informant interviews)
- Website page or pages that could be linked to a community site, something that adds historical information but could also create interest and drive exploration and business
- Historical tour accessible via smartphone or other devices, use QR codes linked to the community today, to generating business
- Community workshops: how to research your family history, history of your home, technical workshops
- Loan program to support maintenance, structured to give people opportunity to own, increase home ownership
- Financing for adaptive use of commercial structures could be through a cooperative, or community ownership selling shares to save most important building/s